



**A WELL-PRESENTED 3 BEDROOM FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Hillcroft Avenue, Pinner, HA5 5AR

**ROBSONS**



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**ENTRANCE HALLWAY • THREE RECEPTION ROOMS • KITCHEN • UTILITY/ WC • THREE DOUBLE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • SCOPE TO EXTEND (STPP)**

### Description

A bright and well-appointed three-bedroom, semi-detached home with a beautifully presented rear garden, off-street parking and scope to extend (STPP). Ideal for families, this property is close to a number of local schools, including Longfield Primary School that is within walking distance, and a choice of local high streets.

The ground floor comprises a bright, welcoming hallway with stairs to the first floor and under stair storage. Off the hallway are two generous reception rooms with one benefiting from access to the garden, a TV room that would work perfectly as a home office if required, and a rear-aspect kitchen. The kitchen features a range of units providing ample storage space, with integrated appliances and room for a dining table and chairs. Completing the ground floor is a utility room & WC.







To the first floor there are three good-sized double bedrooms, all with fitted wardrobes, a family bathroom and a separate WC.

Externally, the property boasts a stunning rear garden that has been beautifully maintained, with a variety of flowerbeds and mature shrubs. There is a patio area, ideal for alfresco dining in the summer months, a separate pergola and a seating area to the rear. The front of the property provides off-street parking for three cars via your own driveway, with side access to the rear garden.

### **Location**

Hillcroft Avenue is off Rayner Lane, within easy reach of Rayners Lane, North Harrow, Pinner and Eastcote high streets. For commuters, nearby underground stations provide frequent links into Central London via The Metropolitan Line and/or The Piccadilly Line, with easy access to the local bus routes.

The area is well served by local primary and secondary schooling, including Longfield and Cannon Lane Primary, and Pinner Secondary School.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

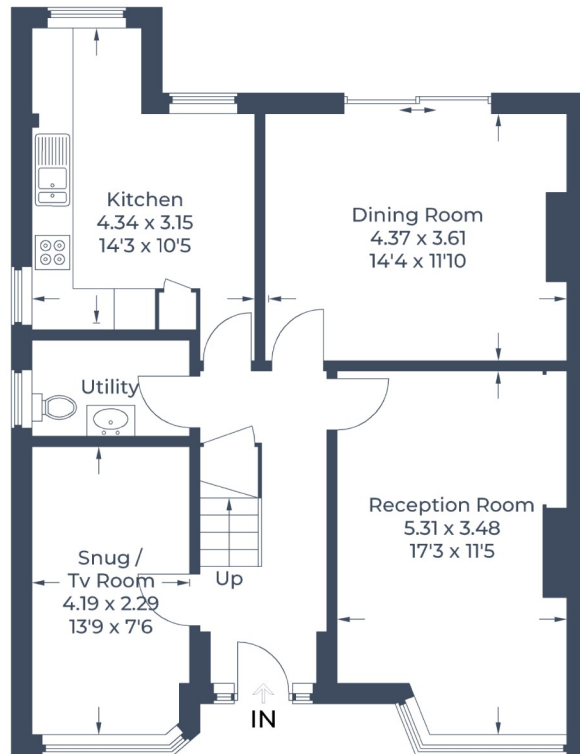
Council Tax: Band E

Energy Efficiency Rating: D

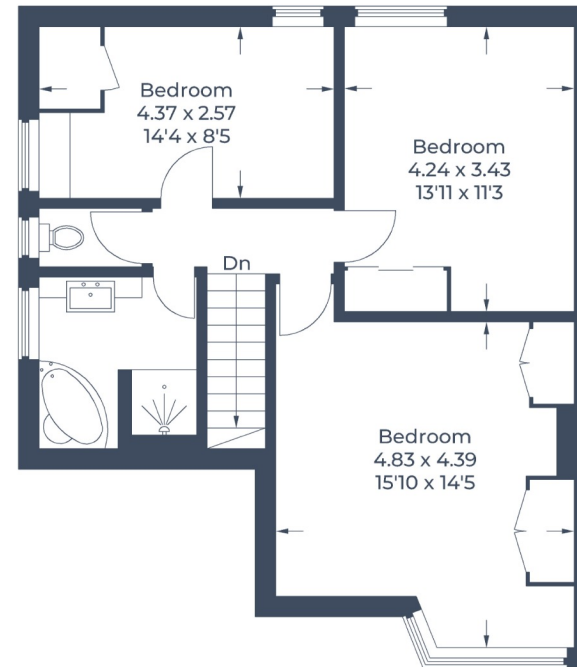




Approximate Gross Internal Area  
Ground Floor = 70.4 sq m / 758 sq ft  
First Floor = 58.9 sq m / 634 sq ft  
Total = 129.3 sq m / 1,392 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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